HISTORIC PRESERVATION DESIGN REVIEW COMMISSION

MINUTES
May 21, 2026
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

CHARLES LEEDECKER • HUNTER MCKENZIE • TIA SAVAGE
JOSHUA SHELTON • JOHN SHERRER • CLEVE WALKER • DENISE WELLMAN

Members Present: *Charles Leedecker, Hunter McKenzie, Tia Savage, Joshua Shelton, John Sherrer, Cleve Walker, Denise Wellman*

Staff: *Rachel Walling, Elizabeth Kleinfelder, Tristan Kercher, Madelyn Bowden, Amy Moore*

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:00pm by Mrs. Moore.
Roll call taken, quorum established.

Chairperson election took place. Mr. Shelton was voted in as HPDRC chair.

Ms. Moore noted changes to the agenda, case number 3 on the Regular Agenda was deferred.
Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. 1612 Main Street (TMS# 09014-04-15) BBILL-2026-0007: Request preliminary certification of the Bailey Bill. *Columbia Commercial Historic District*

   STAFF RECOMMENDATIONS:

   Staff finds that the project at 1612 Main Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

   - Analysis of historic mortar for repointing is required;
   - Specifications for brick cleaning to be provided to staff;
   - Window specifications and approval deferred to staff;
   - Older (salvaged) brick to be used for any brick replacement needed and to be reviewed by staff;
   - Signage details and approval deferred to staff;
   - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
   - All work meeting the standards for work as outlined in Section 17-2.5(y);

- All other details deferred to staff.

2. 1004 Gervais Street (TMS# 08916-03-03) BBILL-2026-0010: Request preliminary certification of the Bailey Bill. *West Gervais Historic Commercial District*

   STAFF RECOMMENDATIONS:

   Staff finds that the project at 1004 Gervais Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

   - Staff to review condition of windows and to approve each for either repair or replacement;
   - If repointing, a mortar analysis is required;
   - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
   - All work meeting the standards for work as outlined in Section 17-2.5(y);
   - All details deferred to staff.

3. 100 Mulberry Street (TMS# 08913-08-06) DDRC-2026-0029: Request for a rear addition to a single family home. *Whaley Street Protection Area*

   STAFF RECOMMENDATIONS:

   Staff finds that the proposed new construction at 100 Mulberry Street is in keeping with Section 3 of the Whaley Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

   - There will be indentations where the addition joins the house on both the right and left elevations. The indentation on the left may be as small as 6", as that side is minimally visible from the public right of way. The indention on the right must be at least 1' and can be larger, because this is a highly visible portion of the house.
   - No original windows on the primary right or left elevations will be enclosed or altered.
   - The windows on the rear elevation of the house may be altered.
   - Final cladding material will be approved by staff.
   - And all details deferred to staff.

4. 2438 Greene Street (TMS# 11409-07-16) DDRC-2026-0028: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*

   STAFF RECOMMENDATIONS:

   Staff finds that proposed new construction at 2438 Greene Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

   - All windows will have a pronounced casing of 1x4" boards.
   - An additional window will be added to the second floor on the left side of the house. Details to be worked out with staff.
   - Shutters will only be on the second floor of the front façade.
   - All material choices for outstanding items be deferred to staff to work out with the applicant;
   - All other details deferred to staff.

5. 1132 Queen Street (TMS# 11409-08-13) DDRC-2026-0027: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*

   STAFF RECOMMENDATIONS:

   Staff finds that proposed new construction at 1132 Queen Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

   - All windows will have a pronounced casing of 1x4" boards.

- An additional window will be added to the second floor on the left side of the house. Details to be worked out with staff. Windows on the first floor front façade will be two single windows, rather than the double window first submitted.
- Shutters will only be on the second floor of the front façade.
- Porch posts will be half-height square posts on brick bases.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

6. 2512 Greene Street (TMS# 11410-14-03) DDRC-2026-0026: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*

   STAFF RECOMMENDATIONS:

   Staff finds that proposed new construction at 2512 Greene Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:
   - All windows will have a pronounced casing of 1x4" boards.
   - An additional window will be added to the second floor on the left side of the house.
   - All material choices for outstanding items be deferred to staff to work out with the applicant;
   - All other details deferred to staff.
7. 4 Gibbes Court (TMS# 11308-03-02) BBILL-2026-0009: Request for preliminary certification of the Bailey Bill. *University Hill Architectural Conservation District*

   STAFF RECOMMENDATIONS:

   Staff finds that the project at 4 Gibbes Court complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:
   - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
   - All work meeting the standards for work as outlined in Section 17-2.5(y);
   - All details deferred to staff.
8. 722 Heidt Street (TMS# 11312-03-12) BBILL-2026-0008: Request for preliminary certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

   STAFF RECOMMENDATIONS:

   Staff finds that the project at 722 Heidt Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:
   - Staff will review wood work including siding and trim to determine if it can be repaired or is in need of replacement.
   - Staff will review windows to determine if they can be repaired or will need replacement. If new windows are needed staff will review the new windows before approval.
   - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
   - All work meeting the standards for work as outlined in Section 17-2.5(y);
   - All details deferred to staff.
9. 213-215 Huger Street (TMS# 08913-19-03) BBILL-2026-0011: Request for a Certificate of Design Approval for exterior changes and an addition and for preliminary certification of the Bailey Bill. *Granby Architectural Conservation District*

   STAFF RECOMMENDATIONS:

   Staff finds that the project at 213-215 Huger Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- The addition will be inset a minimum of 12" on the second floor;
- Replacement windows to fit original openings and will match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Any covered windows on second story porch to be re-established to meet original specifications;
- Non-original porch will be replaced with a one-story porch to match original roof form and details and specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All other details deferred to staff.

Staff finds that the project at 213-215 Huger Street complies with Sec. 17-2.5(y) of the City Ordinance and Sections 3, 4, and 5 of the Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Any replacement materials to match with the Material Specifications and details for a Type A: Saltbox Style Mill House included in Appendix B of the guidelines;
- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- Replacement windows to fit original openings and match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Any covered windows on second story porch to be re-established to meet original specifications;
- Non-original porch will be replaced with a one-story porch to match original roof form and details and specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The addition will be inset a minimum of 12" on the second floor;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- All other details deferred to staff.

10. 220-222 Tryon Street (TMS# 08913-19-07) BBILL-2026-0012: Request for a Certificate of Design Approval for exterior changes and an addition and for preliminary certification of the Bailey Bill. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 220-222 Tryon Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- The addition will be inset a minimum of 12" on the first and second floor with the 2' as proposed preferred;
- Replacement windows to fit original openings and will match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Porch will be repaired with original roof form maintained; columns and railing to match original specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All other details deferred to staff.

Staff finds that the project at 220-222 Tryon Street complies with Sec. 17-2.5(y) of the City Ordinance and Sections 3, 4, and 5 of the Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Any replacement materials to match with the Material Specifications and details for a Type A: Saltbox Style Mill House included in Appendix B of the guidelines;
- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- Replacement windows to fit original openings and match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Porch will be repaired with original roof form maintained; columns and railing to match original specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The addition will be inset a minimum of 12" on the first and second floor with the 2'+ as proposed preferred;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- All other details deferred to staff.

11. 114 Tryon Street (TMS# 08816-12-08) DDRC-2026-0030: Request for a Certificate of Design Approval for exterior changes and an addition. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the addition at 114 Tryon Street is in keeping with Sections 3 and 4 of the Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The addition will be inset a minimum of 12" on the first and second floor with the 2'+ as proposed preferred;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;

- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- Any other proposed changes (siding, doors, windows, etc.) to be sent to staff for review prior to making changes;
- All other details deferred to staff.

APPROVAL OF MINUTES

April Minutes

Mr. Shelton asked if any member of the HPDRC wished for any items to be removed from the Consent Agenda. No input received.

Mr. Shelton asked if any member of the public wished for any items to be removed from the Consent Agenda.

Robert Guild requested items 9, 10, and 11 be removed from the Consent Agenda.

Motion made by Mr. McKenzie to remove items 9, 10 and 11 from consent. Mr. Walker seconded the motion.
Roll call vote taken. Motion passed (7-0).

Motion made by Mr. Leedecker to accept the Consent Agenda with staff comments and to approve the April minutes. Mr. McKenzie seconded the motion.
Roll call vote taken. Motion passed (7-0).

III. REGULAR AGENDA

Moved from Consent Agenda:

9. 213-215 Huger Street (TMS# 08913-19-03) BBILL-2026-0011: Request for a Certificate of Design Approval for exterior changes and an addition and for preliminary certification of the Bailey Bill.
Granby Architectural Conservation District

STAFF RECOMMENDATIONS:

Staff finds that the project at 213-215 Huger Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- The addition will be inset a minimum of 12" on the second floor;
- Replacement windows to fit original openings and will match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Any covered windows on second story porch to be re-established to meet original specifications;
- Non-original porch will be replaced with a one-story porch to match original roof form and details and specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);

- All other details deferred to staff.

Staff finds that the project at 213-215 Huger Street complies with Sec. 17-2.5(y) of the City Ordinance and Sections 3, 4, and 5 of the Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Any replacement materials to match with the Material Specifications and details for a Type A: Saltbox Style Mill House included in Appendix B of the guidelines;
- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- Replacement windows to fit original openings and match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Any covered windows on second story porch to be re-established to meet original specifications;
- Non-original porch will be replaced with a one-story porch to match original roof form and details and specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The addition will be inset a minimum of 12" on the second floor;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- All other details deferred to staff.

Ms. Walling gave a summary of the case. The architect, Josh Boltinhouse, presented on the case. Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
Mr. Guild, resident, spoke in opposition to the project.

Public input closed.
Mr. Shelton asked for a motion.

Mr. Leedecker made a motion to approve the Bailey Bill based on its compliance with Sec. 17-2.5(y) of the City Ordinance for the case at 213-215 Huger Street subject to all the conditions:

- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- The addition will be inset a minimum of 12" on the second floor;
- Replacement windows to fit original openings and will match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Any covered windows on second story porch to be re-established to meet original specifications;
- Non-original porch will be replaced with a one-story porch to match original roof form and details and specifications;

- Any other proposed changes (doors, windows, roofing, etc.) to be sent to staff for final approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All other details deferred to staff.

AND

To approve the project at 213-215 Huger Street based on its compliance with Sec. 17-2.5(y) of the City Ordinance and Sections 3, 4, and 5 of the Granby Architectural Conservation District Guidelines to grant a Certificate of Design Approval with the following conditions:

- Any replacement materials to match with the Material Specifications and details for a Type A: Saltbox Style Mill House included in Appendix B of the guidelines;
- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- Replacement windows to fit original openings and match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Any covered windows on second story porch to be re-established to meet original specifications;
- Non-original porch will be replaced with a one-story porch to match original roof form and details and specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The addition will be inset a minimum of 12" on the second floor;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- All other details deferred to staff.

Seconded by Mr. McKenzie.

Roll call vote taken. Motion passed (6-1). Mr. Sherrer in opposition.

10. 220-222 Tryon Street (TMS# 08913-19-07) BBILL-2026-0012: Request for a Certificate of Design Approval for exterior changes and an addition and for preliminary certification of the Bailey Bill. *Granby Architectural Conservation District*

    STAFF RECOMMENDATIONS:

    Staff finds that the project at 220-222 Tryon Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

    - Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
    - The addition will be inset a minimum of 12" on the first and second floor with the 2' as proposed preferred;

- Replacement windows to fit original openings and will match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Porch will be repaired with original roof form maintained; columns and railing to match original specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All other details deferred to staff.

Staff finds that the project at 220-222 Tryon Street complies with Sec. 17-2.5(y) of the City Ordinance and Sections 3, 4, and 5 of the Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Any replacement materials to match with the Material Specifications and details for a Type A: Saltbox Style Mill House included in Appendix B of the guidelines;
- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- Replacement windows to fit original openings and match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Porch will be repaired with original roof form maintained; columns and railing to match original specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The addition will be inset a minimum of 12" on the first and second floor with the 2'+ as proposed preferred;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- All other details deferred to staff.

Ms. Walling gave a summary of the case.

Mr. Shelton asked members of the public if they wanted to speak about the case.
No input received. Public input closed.
Mr. Shelton asked for a motion.

Mr. Shelton made a motion to approve the Bailey Bill for the case at 220-222 Tyron Street based on its compliance with Sec. 17-2.5(y) of the City Ordinance subject to the following conditions:

- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- The addition will be inset a minimum of 12" on the first and second floor with the 2' as proposed preferred;

- Replacement windows to fit original openings and will match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Porch will be repaired with original roof form maintained; columns and railing to match original specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All other details deferred to staff.

AND

To grant a CDA for the project at 220-222 Tryon Street based on its compliance with Sec. 17-2.5(y) of the City Ordinance and Sections 3, 4, and 5 of the Granby Architectural Conservation District Guidelines with the following conditions:

- Any replacement materials to match with the Material Specifications and details for a Type A: Saltbox Style Mill House included in Appendix B of the guidelines;
- Non-original siding (asbestos and wood on the front) will be removed with care to protect the original siding underneath; Once original siding is revealed, staff will evaluate the condition of the original wood to advise on repairs;
- Replacement windows to fit original openings and match details of original 6/6 with exterior grids/muntins; final window design to be approved by staff prior to purchase; vinyl is not permitted;
- Porch will be repaired with original roof form maintained; columns and railing to match original specifications;
- Any other proposed changes (doors, windows, roofing, etc) to be sent to staff for final approval;
- The addition will be inset a minimum of 12" on the first and second floor with the 2'+ as proposed preferred;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- All other details deferred to staff.

Seconded by Mr. Leedecker.
Roll call vote taken. Motion passed (7-0).

11. 114 Tryon Street (TMS# 08816-12-08) DDRC-2026-0030: Request for a Certificate of Design Approval for exterior changes and an addition. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the addition at 114 Tryon Street is in keeping with Sections 3 and 4 of the Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The addition will be inset a minimum of 12" on the first and second floor with the 2'+ as proposed preferred;

- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- Any other proposed changes (siding, doors, windows, etc.) to be sent to staff for review prior to making changes;
- All other details deferred to staff.

Ms. Walling gave a summary of the case. The architect, Josh Boltinhouse, presented on the case. Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
Mr. Wider, resident, spoke about the project.
Public input closed.
Mr. Shelton asked for a motion.

Mr. McKenzie made a motion to grant a CDA for the case at 114 Tyron Street based on its compliance with Sections 3 and 4 of the Granby Architectural Conservation District Guidelines with the following conditions:

- The addition will be inset a minimum of 12" on the first and second floor with the 2'+ as proposed preferred;
- Addition will be clad in cement fiberboard to match specifications (reveal and thickness) of original siding;
- Windows on addition to be proportional to the original window openings to maintain a consistent rhythm of openings; windows may be 1/1 with specifications sent to staff for approval prior to purchase;
- Any other proposed changes (siding, doors, windows, etc.) to be sent to staff for review prior to making changes;
- Non-original siding (vinyl and asphalt) be removed to expose original wood and door; Original wood to be evaluated by staff prior to additional action;
- All other details deferred to staff.

Seconded by Mr. Leedecker.
Roll call vote taken. Motion passed (7-0).

Staff proceeded with the Regular Agenda.

1. 1423 Maple Street (TMS# 11414-07-03) DDRC-2026-0032: Appeal staff decision regarding accessory structure. *Melrose Heights/Oak Lawn Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Staff finds that the carport is in not in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends denial of the appeal. Staff further recommends that the carport be removed or moved so that it is not visible from the street.

Ms. Walling gave a summary of the case. The applicant, John Davis, presented on the case. Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.

Seeing and hearing none public, public input closed.

Mr. Shelton asked for a motion.

Mr. Leedecker made a motion to defer the case at 1423 Maple Street so that the applicant can work with staff come up with an acceptable solution.
Seconded by Mr. Sherrer.
Roll call vote taken. Motion passed (7-0).

2. 1017 Daly Street (TMS# 13901-13-06) DDRC-2026-0031: Appeal staff decision regarding painting. *Melrose Heights/Oak Lawn Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Staff finds that painting the brick at 1017 Daly Street is in not keeping with Section 5(6) of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends denial of the appeal.
   Staff further recommends that the applicant work with staff to test products and methods for removing the paint carefully from the brick.

Ms. Walling gave a summary of the case. The applicant, Richard Buelow, presented on the case. Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
Martha Fowler, resident, spoke in opposition.
Public input closed.

The applicant, Richard Buelow, responded to public comment.

Mr. Shelton asked for a motion.

Mr. McKenzie made a motion to defer the case at 1017 Daly Street so that the applicant can look for additional photographs and documentation and work with staff come up with a solution.
Seconded by Mr. Leedecker.
Roll call vote taken. Motion passed (7-0).

3. 3325 River Drive (TMS#09107-11-21) DDRC-2026-0020: Request for a Certificate of Design Approval for construction of a duplex. *Earlewood Protection Area, Area A*

DEFERRED

IV. OTHER BUSINESS
- Upcoming Vice Chair election
- Group photo

IIV. ADJOURN

Mr. Shelton asked for a motion to adjourn. Mr. Leedecker made a motion, seconded by Mr. Sherrer. The meeting adjourned at 5:58pm.

_____ _____

Chairperson (HPDRC) Date

Respectfully Submitted
Planning and Development Services Department